



**Main Street, Hockwold, Thetford, IP26 4LH**



**welcome to**

## **Main Street, Hockwold, Thetford**

Found in the centre of the Norfolk village of Hockwold, this terraced home would make a perfect first time buy or investment! With accommodation split across three floors, there are three good sized bedrooms, downstairs W.C and family bathroom, an enclosed rear garden, garage and off road parking!

### **Summary**

Located in the centre of the semi-rural Norfolk village of Hockwold, you'll find this superb three bedroom mid-terraced house! For a relatively small village, Hockwold is extremely sought after and has a number of amenities on the doorstep, including a primary school, a reputable pub, a village shop and a Post Office all whilst being just a short drive away from the market town of Brandon and it's range of further amenities, including further primary and secondary schools, two supermarkets and a train line with links to both Cambridge and Norwich.

The property itself is well presented from the front and the benefits begin straight away! An entrance hall brings you in to the property and branches off to a handy downstairs W.C, a light and spacious living room with access out onto the rear garden and a practical kitchen/dining room. To the first floor, there are two good sized bedrooms and family bathroom and, to the second floor, is the sizeable master bedroom, with window to front and skylight, letting in plenty of natural light.

To the rear, the garden is a relatively blank canvas and offers great space for the new owner to mould how they wish and create a space that works perfectly for them. Further from this, there is also a very useful garage and off road parking.

The accommodation and presentation of this home is thought to suit both homemovers & investors alike so an early viewing is highly recommended!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With double glazed door to front and storage heater.

#### **Downstairs W.C**

With W.C, wash hand basin with mixer tap over and extractor fan.

#### **Living Room**

16' 9" max. x 12' 1" max. ( 5.11m max. x 3.68m max. )

With feature woodburner in brick fireplace and double glazed door and window to rear.

#### **Kitchen / Dining Room**

16' 3" max. x 9' 9" max. ( 4.95m max. x 2.97m max. )

With a range of wall and base units with worktop over, stainless steel sink unit with stainless steel mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, electric oven and hob and double glazed window to front.

#### **First Floor Landing**

With built in airing cupboard housing immersion heater.

#### **Bedroom Two**

14' 2" max. x 10' 9" max. ( 4.32m max. x 3.28m max. )

With two double glazed windows to front and storage heater.

#### **Bedroom Three**

16' 9" x 9' 8" ( 5.11m x 2.95m )

With access to the loft space, double glazed window to front and storage heater.





### **Bathroom**

9' 9" max. x 8' 3" max. ( 2.97m max. x 2.51m max. )  
With some restricted head height, W.C, wash hand basin with mixer tap over, panelled bath with electric shower attachment and mixer tap over and double glazed skylight.

### **Second Floor Landing**

### **Bedroom One**

7' 6" max. x 14' ( 2.29m max. x 4.27m )  
With some restricted head height and double glazed window to rear.

### **Outside**

### **Front Garden**

To the front of the property is a garden which is laid to lawn.

### **Rear Garden**

To the rear of the property is a garden which is laid to astroturf with a timber deck area.



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## Main Street, Hockwold, Thetford

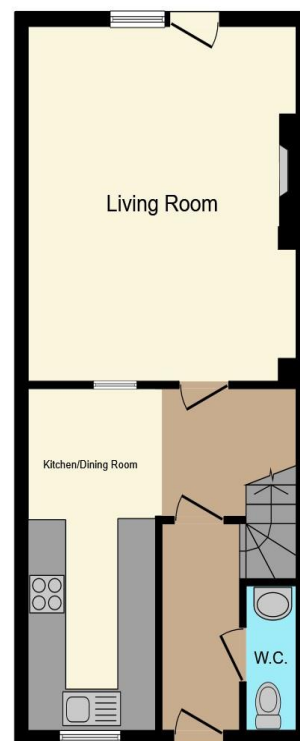
- Three Good Sized Bedrooms
- Mid-Terraced House
- Accommodation Split Across Three Floors
- Central Village Location
- A Perfect First Time Buy or Investment!
- Downstairs W.C & Family Bathroom
- Enclosed Rear Garden
- Garage and Off Road Parking

Tenure: Freehold EPC Rating: Awaited

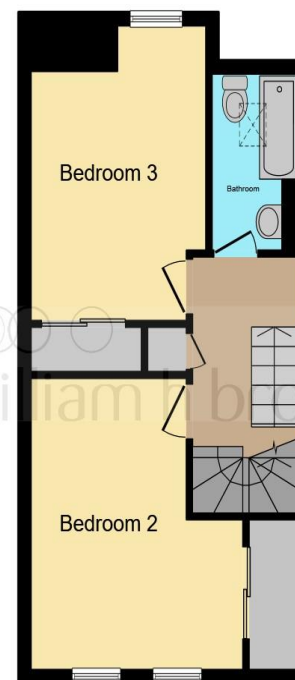
# £190,000

### directions to this property:

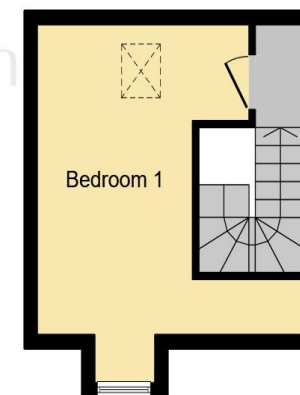
From the William H Brown office on Brandon's High Street, continue out of Brandon and bear left just after the train line, heading towards Weeting. Just before entering Weeting, turn right onto Peppers Close, taking another left onto Hockwold Road. Continue straight onto Main Street, taking a left and continuing onto Main Street, where you will find the property on the left hand side of the road.



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
BRD109781 - 0001

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 william h brown



**01842 811058**



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



**williamhbrown.co.uk**